

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 23, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Lawrence Weekly, Ward 5

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairperson

Steven Evans, Vice-Chairperson

Byron Goynes

Richard Truesdell

Leo Davenport

David W. Steinman

Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **February 23, 2006** Planning Commission Meeting minutes by reference (____vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **ABEYANCE - TMP-11311 - TENTATIVE MAP - NORTH BUFFALO BUSINESS CENTRE - APPLICANT: LOCHSA ENGINEERING - OWNER: NORTH BUFFALO BUSINESS CENTRE LLC** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 1.93 acres at the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).
2. **ABEYANCE - TMP-11447 - TENTATIVE MAP - EMERSON - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON CLIFFS EDGE ASSOCIATES, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 220-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.9 acres at the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone, Ward 6 (Ross).
3. **TMP-11664 - TENTATIVE MAP - CHEYENNE-CAMPBELL - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SAN GREGARIO LLC, ET AL** - Request for a Tentative Map FOR A 55-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APNs 138-08-401-008, 009 and 013), U (Undeveloped) Zone [ML (Medium-Low Density Residential) Master Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 4 (Brown).
4. **TMP-11690 - TENTATIVE MAP - ANN 17 - APPLICANT: PN II, INC. - OWNER: VALENTE DEVELOPMENT, LLC, ET AL** - Request for a Tentative Map FOR A 78-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008; and 125-35-103-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross).
5. **TMP-11703 - TENTATIVE MAP - RANCHO PARK DEVELOPMENT - APPLICANT: PAGEANTRY DEVELOPMENT COMPANY - OWNER: CORONADO RANCHO, LLC, ET AL** - Request for a Tentative Map FOR A 513-UNIT CONDOMINIUM SUBDIVISION on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APN

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139-18-410-006, 007 and 008), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

6. **TABLED - RENOTIFICATION - WVR-11202 - WAIVER - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: UNLIMITED HOLDINGS, LLC.** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 190.92 AND 194.26 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM OFFSET DISTANCE SEPARATION REQUIRED AND A WAIVER OF TITLE 18.12.130 TO ALLOW TWO THREE-POINT TURN AROUND (HAMMER HEAD) AREAS WHERE A CUL-DE-SAC TURN AROUND IS THE MINIMUM REQUIRED on 5.0 acres at the southeast corner of Torrey Pines Drive and Horse Drive (APNs 125-11-701-004 through 007), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).
7. **TMP-11684 - TENTATIVE MAP - TORREY PINES & HORSE SOUTH - APPLICANT: TANEY ENGINEERING - OWNER: UNLIMITED HOLDINGS, INC.** - Request for a Tentative Map FOR A EIGHT LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres at the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004 through 007), R-E (Residence Estates) Zones under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
8. **RQR-11402 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RIVERPARK IV, LLC** - Required Two-Year Review of an approved Special Use Permit (SUP-3115) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6122 West Sahara Avenue (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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9. **RQR-11403 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC** - Required One Year Review of an approved One Year Required Review (RQR-5683) WHICH APPROVED EIGHT EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APNs 139-33-610-014; 139-27-410-005; 139-27-410-008; 139-33-511-004 and 005), PD (Planned Development) Zone, Ward 5 (Weekly).
10. **RQR-11565 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: NEVADA RECYCLING CORPORATION** - Required Two-Year Review of an approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at the southeast corner of Highland Drive and Western Avenue (APN 162-04-703-001), M (Industrial) Zone, Ward 1 (Tarkanian).
11. **RQR-11657 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: DESERT DODGE, INC. - OWNER: DOUGLAS B. KAYS** - Required One-Year Review of an approved Special Use Permit (SUP-2859) FOR AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
12. **MSH-11632 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO ADD THIRD STREET BETWEEN COLORADO AVENUE AND COOLIDGE AVENUE AND TO INCLUDE THE CASINO CENTER/THIRD STREET CONNECTOR, AS A SECONDARY COLLECTOR 80-FOOT WIDE RIGHT-OF-WAY, Ward 1 (Tarkanian).
13. **SNC-11557 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION COMPANY - OWNER: SPINNAKER HOMES V, LLC** - Request for a Street Name Change FROM: ZEUS COURT TO: SHUMARD OAK COURT, adjacent to the southwest corner of Kentwell Avenue and Tropicaire Street, Ward 6 (Ross).
14. **VAC-11581 - VACATION - PUBLIC HEARING - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON CLIFFS EDGE ASSOCIATES, LP** - Petition to Vacate a U.S. Government Patent Easement and a 30-foot Bureau of Land Management Right-of-Way Grant generally located at the southeast corner of Farm Road and Egan Crest Drive, Ward 6 (Ross).

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15. **VAC-11633 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS**
- Petition to Vacate a portion of South Casino Center Boulevard generally located between Charleston Boulevard and Coolidge Avenue, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

16. **ABEYANCE - GPA-9127 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: RE (RURAL ESTATES) TO: L (LOW DENSITY RESIDENTIAL) on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-304-005, 006, 007; 125-26-401-001 and 002), Ward 6 (Ross).
NOTE: THE APPLICATION IS BEING AMENDED TO CHANGE THE REQUESTED LAND USE DESIGNATION TO R (RURAL DENSITY RESIDENTIAL) AND TO ADD TWO PARCELS (APNs 125-26-304-008 AND 125-26-401-003) CURRENTLY DESIGNATED RNP (RURAL NEIGHBORHOOD PRESERVATION) TO THE REQUEST.
17. **ZON-11678 - REZONING RELATED TO GPA-9127 - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-401-001, 002 and 003; and 125-26-304-005, 006, 007 and 008), Ward 6 (Ross).
18. **VAR-11679 - VARIANCE RELATED TO GPA-9127 AND ZON-11678 - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, LLC** - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 28,750 SQUARE FEET OF OPEN SPACE IS THE MINIMUM OPEN SPACE REQUIRED on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-401-001, 002 and 003; 125-26-304-005, 006, 007 and 008), R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

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19. **SDR-11680 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9127, ZON-11678 AND VAR-11679 - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-401-001, 002 and 003; 125-26-304-005, 006, 007 and 008), R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre) Zone], Ward 6 (Ross).
20. **ABEYANCE - GPA-10776 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request to amend a portion of the Southwest Sector Map of the Master Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).
21. **ABEYANCE - ZON-10778 - REZONING RELATED TO GPA-10776 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).
22. **ABEYANCE - VAR-10781 - VARIANCE - PUBLIC HEARING RELATED TO GPA-10776 AND ZON-10778 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Variance TO ALLOW A 39-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 135 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
23. **ABEYANCE - SUP-10783 - SPECIAL USE PERMIT RELATED TO GPA-10776, ZON-10778, AND VAR-10781 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

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24. **ABEYANCE - RENOTIFICATION - SDR-10784 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10776, ZON-10778, VAR-10781 AND SUP-10783 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 45-FOOT HIGH, MIXED-USE DEVELOPMENT CONSISTING OF 25 RESIDENTIAL UNITS AND 13,243 SQUARE FEET OF OFFICE SPACE, WAIVERS TO ALLOW A MINIMUM LOT WIDTH OF 59 FEET WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED, AND TO ALLOW A REDUCTION OF PERIMETER LANDSCAPING STANDARDS on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
NOTE: THE APPLICATION IS BEING AMENDED TO REDUCE THE NUMBER OF RESIDENTIAL UNITS FROM 25 TO 21; INCREASE THE SQUARE FOOTAGE OF OFFICE SPACE FROM 13,243 SQUARE FEET TO 15,670 SQUARE FEET AND TO DELETE THE WAIVER REQUEST TO ALLOW A REDUCTION OF PERIMETER LANDSCAPING STANDARDS
25. **ABEYANCE - RENOTIFICATION - VAR-10773 - VARIANCE - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Variance TO ALLOW 3,225 PARKING SPACES WHERE 3,540 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).
NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW 3,955 PARKING SPACES WHERE 4,961 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED
26. **ABEYANCE - RENOTIFICATION - SDR-10770 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10773 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Site Development Plan Review FOR A TEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 699,000 SQUARE FEET OF COMMERCIAL SPACE AND 340 RESIDENTIAL UNITS on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).
NOTE: THIS APPLICATION IS BEING AMENDED FOR MIXED-USE DEVELOPMENT CONSISTING OF 699,000 NET SQUARE FEET OF COMMERCIAL SPACE

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27. **ABEYANCE - VAR-11270 - VARIANCE - PUBLIC HEARING - APPLICANT: BARRY ROSS - OWNER: KATHLEEN S. MAYERS** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 21 FEET WHERE 51 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED COMMERCIAL BUILDING, TO ALLOW A TRASH ENCLOSURE SETBACK OF FIVE FEET ADJACENT TO A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM SEPARATION REQUIRED, AND TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED on 2.5 acres at 4550 West Oakey Boulevard (APNs 162-06-202-001 and 002), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
28. **ABEYANCE - VAR-11531 - VARIANCE RELATED TO VAR-11270 - PUBLIC HEARING - APPLICANT/OWNER: KATHLEEN S. MAYERS** - Request for a Variance TO ALLOW NO ON-SITE LOADING SPACE WHERE THREE ON-SITE LOADING SPACES ARE REQUIRED on 2.5 acres at 4550 West Oakey Boulevard (APNs 162-06-202-001 and 002), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
29. **ABEYANCE - SDR-11197 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-11270 AND VAR-11531 - PUBLIC HEARING - APPLICANT/OWNER: KATHLEEN S. MAYERS** - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF PARKING LOT LANDSCAPING AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.5 acres at 4550 West Oakey Boulevard (APNs 162-06-202-001 and 002), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
30. **ABEYANCE - SUP-10236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CONNELL OUTDOOR - OWNER: WEST SAHARA PARTNERS** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6390 West Sahara Avenue (a portion of APN 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
31. **ABEYANCE - SDR-11188 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 308-LOT RESIDENTIAL DEVELOPMENT on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001, 002, 011 and 012; 137-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

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32. **ABEYANCE - SDR-11497 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DONIA FAMILY L.P.** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 228 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 9.13 acres located at 5400 West Cheyenne Avenue (APN 138-12-401-002), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).
33. **ZON-11695 - REZONING - PUBLIC HEARING - APPLICANT: FAMILY PROMISE - OWNER: WIDOW'S MITE, INC.** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.13 acres at 502 West Van Buren Avenue (APN 139-27-110-043), Ward 5 (Weekly).
34. **VAR-11698 - VARIANCE RELATED TO ZON-11695 - PUBLIC HEARING - APPLICANT: FAMILY PROMISE - OWNER: WIDOW'S MITE, INC.** - Request for a Variance TO ALLOW TWO PARKING SPACES WHERE FIVE PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED AND TO ALLOW NO LOADING SPACE WHERE ONE LOADING SPACE IS REQUIRED on 0.13 acres at 502 West Van Buren Avenue (APN 139-27-110-043), R-4 (High Density Residential) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).
35. **VAR-11700 - VARIANCE RELATED TO ZON-11695 AND VAR-11698 - PUBLIC HEARING - APPLICANT: FAMILY PROMISE - OWNER: WIDOW'S MITE, INC.** - Request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED; TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED AND TO ALLOW A 40-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED AND TO PROVIDE NO TRASH ENCLOSURE WHERE A TRASH ENCLOSURE IS REQUIRED on 0.13 acres at 502 West Van Buren Avenue (APN 139-27-110-043), R-4 (High Density Residential) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).
36. **SUP-11696 - SPECIAL USE PERMIT RELATED TO ZON-11695, VAR-11698, AND VAR-11700 - PUBLIC HEARING - APPLICANT: FAMILY PROMISE - OWNER: WIDOW'S MITE, INC.** - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 502 West Van Buren Avenue (APN 139-27-110-043), R-4 (High Density Residential) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).

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37. **SDR-11694 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-11695, VAR-11698, VAR-11700 AND SUP-11696 - PUBLIC HEARING - APPLICANT: FAMILY PROMISE - OWNER: WIDOW'S MITE, INC.** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A RESIDENCE TO AN OFFICE AND A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 0.13 acres at 502 West Van Buren Avenue (APN 139-27-110-043), R-4 (High Density Residential) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).
38. **ZON-11699 - REZONING - PUBLIC HEARING - APPLICANT: HONDA DEVELOPMENT, LLC - OWNER: SANDHILL VILLAGE, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 2.54 acres adjacent to the south side of Tully Avenue, approximately 300 feet east of Sandhill Road (APN 140-30-801-006), Ward 3 (Reese).
39. **VAR-11704 - VARIANCE RELATED TO ZON-11699 - PUBLIC HEARING - APPLICANT: HONDA DEVELOPMENT, LLC - OWNER: SANDHILL VILLAGE, LLC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.54 ACRES WHERE FIVE ACRES IS THE MINIMUM ACREAGE REQUIRED adjacent to the south side of Tully Avenue approximately 300 feet east of Sandhill Road (APN 140-30-801-006), R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).
40. **SDR-11701 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-11704 AND ZON-11699 - PUBLIC HEARING - APPLICANT: HONDA DEVELOPMENT, LLC - OWNER: SANDHILL VILLAGE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 28-UNIT TOWNHOME DEVELOPMENT on 2.54 acres adjacent to the south side of Tully Avenue, approximately 300 feet east of Sandhill Road (APN 140-30-801-006), R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units Per Acre) Zone], Ward 3 (Reese).
41. **ZON-11718 - REZONING - PUBLIC HEARING - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 6.07 gross acres at the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), Ward 3 (Reese).

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42. **WVR-12176 - WAIVER RELATED TO ZON-11718 - PUBLIC HEARING - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.** - Request for a Waiver of Title 18.12.100 TO ALLOW 30-FOOT PRIVATE STREETS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED on 6.07 gross acres at the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), C-2 (General Commercial) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 3 (Reese).
43. **VAR-11723 - VARIANCE RELATED TO ZON-11718 AND WVR-12176 - PUBLIC HEARING - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.** - Request for a Variance TO ALLOW 11,627 SQUARE FEET OF OPEN SPACE WHERE 61,079 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED on 6.07 gross acres at the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), C-2 (General Commercial) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 3 (Reese).
44. **VAC-11717 - VACATION RELATED TO ZON-11718, WVR-12176, AND VAR-11723 - PUBLIC HEARING - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.** - Petition to Vacate a portion of 25th Street, generally located between Charleston Boulevard and North Eastern Avenue, Ward 3 (Reese).
45. **SDR-11728 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-11718, WVR-12176, VAR-11723 AND VAC-11717 - PUBLIC HEARING - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.** - Request for a Site Development Plan Review FOR A PROPOSED 85-LOT SINGLE FAMILY DEVELOPMENT on 6.07 gross acres adjacent to the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), C-2 (General Commercial) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 3 (Reese).
46. **VAR-11683 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RODNEY M. AND VICTORIA R. BROGAN** - Request for a Variance TO ALLOW A PROPOSED DETACHED ACCESSORY STRUCTURE TALLER THAN THE PRINCIPAL BUILDING on 0.51 acres at 4240 Jory Trail (APN 138-02-710-002), R-E (Residence Estates) Zone, Ward 6 (Ross).

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47. **VAR-11693 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIMMIE HILTON AND VELMA HILTON** - Request for a Variance TO ALLOW A 43-FOOT FRONT YARD SETBACK FOR A PROPOSED CARPORT AND ENTRY WAY WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED on 0.59 acres at 1810 Sutro Lane (APN 139-28-110-094), R-E (Residence Estates) Zone, Ward 5 (Weekly).
48. **VAR-11727 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEWART CROSSING, LLC** - Request for a Variance TO ALLOW 70 PARKING SPACES WHERE 120 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 1.95 acres at 5051 Stewart Avenue (APN 140-32-701-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
49. **VAR-11759 - VARIANCE - PUBLIC HEARING - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY - OWNER: CARDAN LINDELL NORTH, L.L.C.** - Request for a Variance TO ALLOW A PROPOSED 130-FOOT TALL FLAGPOLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 4.14 acres at 5550 West Sahara Avenue (APN 163-01-404-022), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
50. **VAR-11644 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OWENS STAR, LLC** - Request for a Variance TO ALLOW 128 PARKING SPACES WHERE 143 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 2.27 acres at 3955 East Owens Avenue (APN 140-30-102-006), N-S (Neighborhood Service) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).
51. **MSP-11643 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: OWENS STAR, LLC** - Request for a Master Sign Plan FOR A COMMERCIAL DEVELOPMENT on 2.6 acres at 3965 East Owens Avenue (APN 140-30-102-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
52. **VAR-11710 - VARIANCE - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: MONTECITO MARKETPLACE, LLC, ET AL** - Request for a Variance TO ALLOW 1,032 PARKING SPACES WHERE 1,209 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road (APNs 125-20-510-007, 008, 011, and 012), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Land Use Designation], Ward 6 (Ross).

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53. **SDR-11702 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-11710 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: MONTECITO MARKETPLACE, LLC, ET AL** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5731) TO ALLOW THE MODIFICATION OF PADS G, I THROUGH O, R, U, AND V on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road (APNs 125-20-510-007, 008, 011, and 012), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Land Use Designation], Ward 6 (Ross).
54. **VAR-11712 - VARIANCE - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL** - Request for a Variance TO ALLOW 400 PARKING SPACES WHERE 493 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
55. **VAR-11714 - VARIANCE RELATED TO VAR-11712 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL** - Request for a Variance TO ALLOW A 6.8-FOOT REAR-YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, TO ALLOW A 2.3-FOOT SIDE-YARD SETBACK WHERE TEN FEET IS THE MINIMUM SETBACK REQUIRED, TO ALLOW A FIVE-FOOT CORNER-YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK ALLOWED, TO ALLOW A MAXIMUM LOT COVERAGE OF 83.6 PERCENT WHERE 50 PERCENT IS THE MAXIMUM LOT COVERAGE ALLOWED, AND TO ALLOW A REDUCTION OF BUILDING STEP-BACK REQUIREMENTS FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
56. **SDR-11707 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-11712 AND VAR-11714 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT CONSISTING OF 300 RESIDENTIAL UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE, WITH WAIVERS TO ALLOW A REDUCTION OF PERIMETER LANDSCAPE REQUIREMENTS, AND TO ALLOW A TEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 540 FEET IS THE MINIMUM SETBACK REQUIRED on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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57. **VAR-11943 - VARIANCE - PUBLIC HEARING - APPLICANT: HYUNJA KANG - OWNER: WATKINS INVESTMENTS, LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW 518 PARKING SPACES WHERE 576 PARKING SPACES IS THE MINIMUM SPACES REQUIRED on 4.24 acres at 4821 West Craig Road (APN 138-01-712-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
58. **SUP-11589 - SPECIAL USE PERMIT RELATED TO VAR-11943 - PUBLIC HEARING - APPLICANT: HYUNJA KANG - OWNER: WATKINS INVESTMENTS, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED SWAP MEET at 4821 West Craig Road (APN 138-01-712-006 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
59. **RQR-11399 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: DAVID J. WILLDEN AND LOLITA JEAN WILLDEN, ET AL** - Required Two-Year Review of an approved Special Use Permit (SUP-3114) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4545 West Sahara Avenue (APN 162-07-101-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
60. **RQR-11401 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SAHARA WESTWOOD HOTEL, LLC** - Required Two-Year Review of an approved Special Use Permit (SUP-3140) FOR A 55-FOOT TALL, 26-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2601 Westwood Drive (APN 162-09-102-005), M (Industrial) Zone, Ward 1 (Tarkanian).
61. **RQR-11404 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: MARTIN W. GREENWALD** - Required Two-Year Review of an approved Special Use Permit (U-0237-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4850 North Rancho Drive (APN 125-35-401-004), C-2 (General Commercial) Zone, Ward 6 (Ross).
62. **RQR-11432 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: BEARD FAMILY TRUST** - Required Two-Year Review of an approved Variance (V-0136-95) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE SUCH USE WAS NOT PERMITTED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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63. **SUP-11588 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANNY CHEN - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT; A WAIVER TO ALLOW 24-HOUR OPERATION AND A WAIVER FROM THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE at 4911 Alta Drive (APN 138-36-701-018), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
64. **SUP-11638 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLF GALAXY, INC. - OWNER: THREE BS, INC.** - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 8621 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
65. **SUP-11669 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BEHAVIORAL HEALTHCARE OPTIONS, INC. - OWNER: LONGFORD MEDICAL CENTER, LLC** - Request for a Special Use Permit FOR A PROPOSED FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 7455 West Washington Avenue (APN 138-27-301-020), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
66. **SUP-11708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: CHERNG FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED AND THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE at 4416 East Bonanza Road (APN 140-29-401-003), R-1 (Single-Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).
67. **SUP-11640 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) ON PAD "E" OF AN APPROVED COMMERCIAL DEVELOPMENT (SDR-5733) on 0.10 acres of an 11.64-acre site at the northwest corner of Cheyenne Avenue and Shady Timber Street (APNs 137-12-817-002 and 005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

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68. **SDR-11639 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11640 - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Site Development Plan Review FOR THE PROPOSED MODIFICATION OF PARKING, CIRCULATION, AND PADS A, B, C, D, E, F, AND H OF AN APPROVED COMMERCIAL DEVELOPMENT on 6.76 acres of an 11.64-acre site at the northwest corner of Cheyenne Avenue and Shady Timber Street (APN 137-12-817-002, and 005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).
69. **SUP-11104 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FOUSTON JORDAN** - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
70. **SDR-11103 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11104 - PUBLIC HEARING - APPLICANT/OWNER: FOUSTON JORDAN** - Request for a Site Development Plan Review FOR THE CONVERSION OF A RESIDENCE TO A CHURCH/HOUSE OF WORSHIP on 0.60 acres at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
71. **SUP-11711 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GNLV CORPORATION, ET AL** - Request for a Special Use Permit FOR A PROPOSED 12,000 SQUARE FOOT EXPANSION OF NON-RESTRICTED GAMING USE IN CONJUNCTION WITH A PROPOSED HOTEL CASINO PROJECT at 129 East Fremont Street (APNs 139-34-210-032, 045; 139-34-11-039, 040 and 041), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
72. **SUP-11713 - SPECIAL USE PERMIT RELATED TO SUP-11711 - PUBLIC HEARING - APPLICANT/OWNER: GNLV CORPORATION, ET AL** - Request for a Special Use Permit FOR A PROPOSED 407-FOOT HIGH BUILDING WITHIN THE 200-FOOT RESTRICTION OF THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT at 129 East Fremont Street (APNs 139-34-210-032, 045; 139-34-11-039, 040 and 041), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

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73. VAC-11715 - VACATION RELATED TO SUP-1711 AND SUP-11713 - PUBLIC HEARING - APPLICANT/OWNER: GNLV CORPORATION, ET AL - Petition to Vacate a portion of First Street from Carson Avenue extending approximately 150 feet to the north, Ward 1 (Tarkanian).
74. SDR-11705 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11711, SUP-11713, AND VAC-11715 -- PUBLIC HEARING - APPLICANT/OWNER: GNLV CORPORATION, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 35-STORY, 116,094 SQUARE-FOOT HOTEL/CASINO EXPANSION AND 647 SPACE PARKING GARAGE WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETScape DESIGN STANDARDS, STEP-BACK STANDARDS, AND WAIVERS TO ALLOW REFLECTIVE GLAZING AND ABOVE-GROUND UTILITIES on 5.83 acres at 129 East Fremont Street (APNs 139-34-210-032, 045; 139-34-11-039, 040 and 041), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
75. SNC-11661 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION COMPANY - OWNER: TOWNE VISTAS, LLC - Request for a Street Name Change FROM: BATH DRIVE TO: ECHELON POINT DRIVE, between Grand Canyon Drive and Campbell Road, Ward 6 (Ross).
76. SDR-11583 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SUNWEST - OWNER: ANN ROAD PROPERTIES, LTD. - Request for a Site Development Plan Review FOR A PROPOSED 10,600 SQUARE FOOT DEVELOPMENT TO INCLUDE A CAR WASH AND RETAIL BUILDING WITH A WAIVER OF BUILDING PLACEMENT REQUIREMENTS on 1.14 acres at 7880 West Ann Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Ross).
77. SDR-11676 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BELL REAL ESTATE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 25,906 SQUARE FOOT AUTO REPAIR GARAGE (MAJOR), A 1,208-SPACE PARKING GARAGE AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENT on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road (APNs 162-04-704-008; 162-04-802-001, 002, 003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

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DIRECTOR'S BUSINESS:

78. **TXT-11778 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04, "Permissible Uses," and Title 19.20, "Definitions," to establish standards for Check Cashing Facilities.
79. **TXT-11780 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04, "Permissible Uses," and Title 19.20, "Definitions," to establish standards for Group Residential Care Facilities, Halfway Houses, and Transitional Living Facilities.
80. **DIR-11779 - APPEAL OF DIRECTOR'S DECISION - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC** - Appeal of the Director's decision to deny a Temporary Commercial Permit per Title 19.18.100.D THAT WOULD ALLOW A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD on 15.54 acres adjacent to the north side of Bonanza Road, approximately 460 feet east of Clarkway Drive (APNs 139-28-302-013, 021, 022, 023 and 033), R-E (Residence Estates) and R-3 (Medium Density Residential) Zones, Ward 5 (Weekly).

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.